

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		BEACON ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	BIANCHI MICHAEL GEORGE & AYA T		
Owner 2:			
Owner 3:			
Street 1:	89 BEACON STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	EICHELBERGER JOHN A -		
Owner 2:	GUPTA MEGHNA -		
Street 1:	89 BEACON STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Clapboard Exterior and 2260 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	516,000	Spl Credit		Total:	516,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

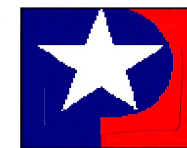
Total Card /

Total Parce

909,000

909,000

909,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	31717
	Prior Id # 2:	
	Prior Id # 3:	
8	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2020	Measured	DGM	D Mann
3/8/2017	SQ Returned	EMK	Ellen K
9/27/2016	Meas/Inspect	DGM	D Mann
1/7/2009	Meas/Inspect	345	PATRIOT
9/25/2002	MLS	MM	Mary M
3/3/2000	Measured	263	PATRIOT
8/20/1993		RV	

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	389,700	3,300	516,000	909,000		31717
							GIS Ref
							GIS Ref
Total Card	0.172	389,700	3,300	516,000	909,000	Entered Lot Size	GIS Ref
Total Parcel	0.172	389,700	3,300	516,000	909,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		402.26	/Parcel: 402.26	Land Unit Type:	06/27/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	389,700	3300	7,500.	516,000	909,000		Year end	12/23/2021	PRINT	
2021	101	FV	378,300	3300	7,500.	516,000	897,600		Year End Roll	12/10/2020	Date	Time
2020	101	FV	292,400	3300	7,500.	516,000	811,700	811,700	Year End Roll	12/18/2019	12/29/21	23:36:53
2019	101	FV	250,400	3300	7,500.	548,300	802,000	802,000	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	250,400	3300	7,500.	399,900	653,600	653,600	Year End Roll	12/20/2017	Date	Time
2017	101	FV	250,400	3300	7,500.	348,300	602,000	602,000	Year End Roll	1/3/2017	08/19/21	11:14:5
2016	101	FV	250,000	3300	7,500.	296,700	550,000	550,000	Year End	1/4/2016	danam	
2015	101	FV	236,400	3300	7,500.	290,300	530,000	530,000	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

